

**32 Acre Lane
London
SW2 5SG**

FOR RENT / FOR SALE – GROUND FLOOR RETAIL (A1) PREMISES



Size: 2,723 sq ft (252.9 sq m) + Front Car Parking Forecourt

www.goodsircommercial.co.uk

9-10 Domingo Street, London EC1Y 0TA

Commercial Property Agency • Property Investment and Development Consultants • Surveyors & Valuers
• Managing Agents • Residential Agency

Location:

The property is situated on Acre Lane, approximately 100 metres from the junction with Brixton Road. The area benefits from a diverse mix of residential and commercial properties, with shops such as The British Heart Foundation and Tesco located nearby.

Description:

The property is arranged over ground floor and has a forecourt in front of the shop which can be used for parking. The property also benefits from rear access for loading.

Size: (all measurements are approx. on a GIA basis)

Floor:	Sq ft	Sq m
Ground Floor:	2,848 sq ft	264.5 sq m
Total:	2,848 sq ft	264.5 sq m

Terms:

The premises are available to rent on a new Full Repairing and Insuring lease for a minimum term of 10 years, **at a rental of £70,000 per annum exclusive.**

Alternatively the client may consider selling the long leasehold interest(s) of the unit with full vacant possession. More information is available on request.

Use Class:

The premises currently have retail (A1 use class).

VAT:

To be confirmed.

Business Rates:

All interested parties are advised to make their own enquiries.

Legal Costs:

Each party to bear their own legal costs incurred in this transaction.

EPC:

EPC is available on application.

Viewing:

Strictly by appointment through the Landlords Agents Goodsir Commercial Ltd:

Ref: 251.01.R.JPM.11/2014